

**From the Chairman, Gary Caison:**

Landfall Council of Associations March 24, 2026, Board of Directors Meeting Summary

A regular meeting of the Board of Directors of the Landfall Council of Associations (LCOA) was held on Tuesday, March 24, 2026. LCOA financials for the period ending February 28, 2026 were reviewed. The overall financials included total Landfall COA Operating equity, excluding the Landfall Community Garden and remaining carryover funds, ended with a loss of \$5,000 which was \$113,000 better than budget plan. The LCOA Income was over budget \$45,000. The Capital Improvement Fund (CIF) Equity ended the period at \$5,718,000 with \$139,000 in Capitalization Projects. This balance includes \$91,000 for software research and development, \$26,000 for additional maintenance equipment, and \$22,000 for other projects. Landfall Association Services (LAS) ended with a net income of \$60,000, which was \$15,000 better than budget plan. Landfall Owners Services (LOS) ended with a net loss of \$112,000 which was \$46,000 better than budget plan.

The 2026 Landfall COA Standing Committee List, as recommended by the Nominating Committee, was approved.

The Board ratified the decision to deny the request for LCOA assessments to fund additional plantings at the Landfall Community Garden. This Shared Common Area (SCA) was approved for use by the owners who lease their garden plots subject to the facility being a self-supporting endeavor.

Additionally, the Board ratified their decision to approve 808 Shell Point Place to be included as an additional Landfall property on the 2027 Azalea Festival Garden Tour.

The 2026 Homeowners' Association President and LCOA Board Social is currently in the planning stage. Various dates in the month of May are being considered for the Social by the LCOA Board.

As we continue to explore the potential of a new Duke Energy streetlight network in Landfall, our initiatives continue. Over the next couple of months, Duke Energy will be working with three sections of Landfall's streetlights to develop a projection of the costs associated with installation of any new Duke Energy streetlights inside Landfall. We are hopeful that details may be available for the July LCOA Board meeting for further consideration of replacement of Landfall's streetlights with Duke Energy streetlights.

The final data migration is underway regarding the Northstar Technology software implementation. The owner app will be available for LCOA Board and Software Ad-Hoc Committee member beta testing in early April. By the end of April, the owner app will start being pushed out to the Landfall community. This software will result in a change for guest authorization for our owners, but barcode access will be seamless, even though the current gate access system will be replaced. We are excited for the anticipated benefits to our internal operations and to our owners. The Northstar owner application will provide guest authorization, bill payment, statement review, work order request, online owner directory, etc. all in one place! Be on the lookout for news and updates on this topic coming very soon.

The Board discussed the possibility of adding lane delineation markings on Arboretum Drive and

Pembroke Jones Drive. Having received quotes for available solid center line striping options, it appears that this work would cost approximately \$40,000. There are other types of delineation options being reviewed, but these are more expensive to install and the ongoing maintenance may prove to be cost prohibitive. This potential project is still under review.

A crosswalk across Drysdale Drive from the Recreation/Bus Stop to the CCL Sports Center is being considered as a joint endeavor between the Country Club of Landfall (CCL) and the LCOA. This potential project will be discussed and considered further at the LCOA May Board Meeting.

LCOA Management continues to work through the final phases of turnover of the Helmsdale HOA common areas to be managed and maintained as Shared Common Areas by the Council. We anticipate this transition to be finalized over the next couple of weeks.

The LCOA and the Country Club of Landfall (CCL) management are continuing to organize parking and security for Sun Runner Place and the surrounding areas for the jointly sponsored July 3rd fireworks event. Trolley buses will be used to transport attendees from designated parking areas to the Nicklaus Clubhouse.

The Easter Egg Hunt at the Temple Gardens is scheduled for April 4, 2026.

Thanks to all of you who attended the 2026 LCOA Annual Informational Meeting at CCL on Thursday evening, March 26<sup>th</sup>.

All meetings adjourned with the next meeting scheduled for May 26, 2026, at 3:00 p.m.

*“Please be aware, the Chairman’s Summary included herein is not the official minutes of record for the Landfall Council of Associations, Inc. (LCOA). This is a summary of the LCOA bimonthly Board meetings for informational purposes only. The official minutes of record from the Board meetings are made available following formal Board approval.”*